

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hough Side Road

Pudsey, LS28 9JJ

£375,000



Council Tax: D



# 134 Hough Side Road

Pudsey, LS28 9JJ

£375,000



- Immaculately presented detached family home
- Stunning views overlooking Post Hill
- Characterful living with exposed brick and beams
- Charming shaker-style kitchen diner
- Spacious and versatile living accommodation
- Three bright, well-proportioned bedrooms
- Lower ground floor playroom with W/C
- Modern bathroom with bath and rain shower
- Block-paved driveway plus garage - used as workshop
- Ideal for couples and families

Welcome to this immaculately presented DETACHED house, perfect for families and couples seeking a tranquil setting with well-connected amenities. Set in a stunning location with picturesque VIEWS over Post Hill, this deceptively large home boasts a gorgeous finish throughout and offers plenty of VERSATILE SPACE for comfortable living and entertaining.

The main LIVING ROOM welcomes you with CHARACTERFUL charm – beautiful beamed ceilings and an abundance of natural light create a warm and inviting space, ideal for family gatherings. For those seeking additional space, there's a second reception room off this that is currently used as a large STUDY / gym, but FLEXIBLE enough to serve as a ground-floor bedroom or second living room, complete with a fireplace. Downstairs, the third reception room on the LOWER GROUND FLOOR offers a cosy hideaway for play or relaxation, benefiting from nice décor, access to a handy W/C, and even a mini fridge for your convenience.

The heart of the home is the delightful KITCHEN DINER, which exudes COTTAGE living with its shaker-style units, tiled flooring, under unit lighting, and a dedicated dining space. Cooking is a pleasure with the integrated oven, dishwasher, and fridge freezer seamlessly built in.

Upstairs, there are THREE well-appointed bedrooms. The main double bedroom benefits from plenty of furniture space and a lovely outlook over Post Hill. The second double also enjoys lovely décor, size, and views, while the single bedroom offers VERSATILITY for your needs as a well-proportioned single or dressing room. The CONTEMPORARY BATHROOM features an L-shaped suite bathed in dual-aspect natural light and finished with modern tiling. It includes a separate BATH, a luxurious RAIN shower, and a heated towel rail.

Outside, enjoy the lawned front GARDEN with mature borders, ample off-street PARKING on a block-paved driveway, and a GARAGE currently configured as an impressive workshop – complete with power and light and perfect for projects or storage.

LOCATION - Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

## LIVING ROOM

11'10" x 15'10" (3.63 x 4.84m)

## STUDY / RECEPTION ROOM TWO

8'8" x 17'2" (2.66 x 5.24m)

## KITCHEN DINER

14'4" x 12'10" (4.39 x 3.93m)

## SITTING / PLAYROOM

12'0" x 14'3" (3.66 x 4.36m)

## LOWER GROUND FLOOR W/C

### BEDROOM ONE

12'8" x 9'2" (3.87 x 2.80m)

### BEDROOM TWO

11'0" x 7'1" (3.36 x 2.17m)

### BEDROOM THREE

12'2" x 6'9" (3.71 x 2.08m)

## BATHROOM

11'0" x 8'3" (3.36 x 2.54m)

## GARDEN & DRIVE

## GARAGE

8'9" x 15'10" (2.67 x 4.83m)



## Road Map



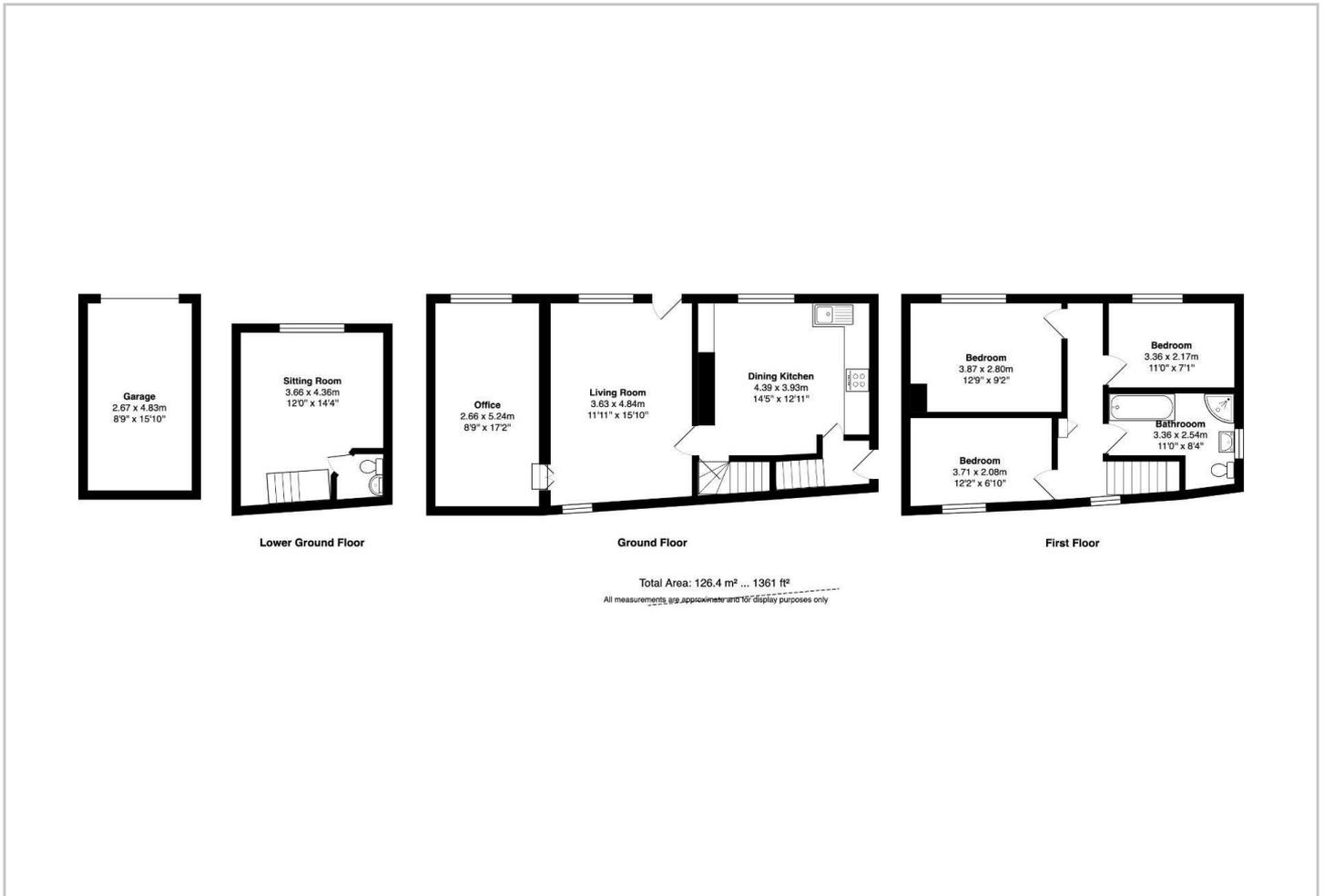
## Hybrid Map



## Terrain Map



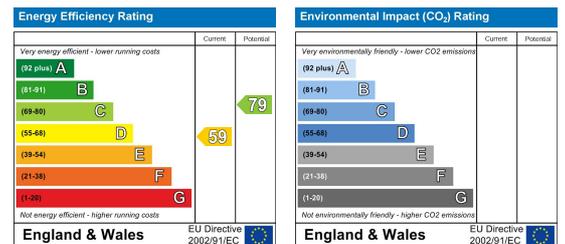
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.